

January 24, 2001

TO: Mayor and City Council

FROM: Doug Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Commission meeting January 23, 2001

The following item is scheduled for the February 6, 2001 City Council Meeting

Final Plat: Trails Phase 10
Applicant(s): Kimball Hill Homes

DESCRIPTION:

45 Patio-Home lots on 14.1± acres on the south side Smothermon Road 2,100± west of Trails Parkway. Zoned Planned Development-75-Patio-Home. Neighborhood #44.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

1. City Engineer approval of no lot to lot drainage to waive the alleys.
2. Additions and/or alteration to the engineering plans as required by the Engineering Department.
3. Staff approval of landscape and screening plans.
4. Staff approval of street names.

SN/sg

cc: Jones and Carter 972-488-3882
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3G

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Remarks:

The final plat shows 45 Patio-Home lots to be developed at Planned Development-75 standards. An alley waiver was granted with the approved preliminary plat. The final plat conforms to the approved preliminary plat.

Access

Smothermon Road and several streets from The Trails Phase 10 provide access to this property. Final acceptance of this phase of development is dependant on the construction and final acceptance of Smothermon Road and The Trails Phase 10 to provide the required two points of access.

Temporary overlength cul-de-sac. The Subdivision Ordinance allows a maximum length 600 feet

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